067.0	0004	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	698,600 / 698,600
					USE VALUE:	698,600 / 698,600
					ASSESSED:	698,600 / 698,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		WINTHROP RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEVENS PATRICIA/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	18 WINTHROP RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STEVENS GEORGE W JR -
Owner 2:	STEVENS PATRICIA A -
Street 1:	18 WINTHROP RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,357 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Vinyl Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10357.000	187,100		511,500	698,600
Total Card	0.238	187,100		511,500	698,600
Total Parcel	0.238	187,100		511,500	698,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 646.85 | /Parcel: 646.8

Legal Description

User Acct 43072

GIS Ref

GIS Ref

Insp Date 09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	187,300	0	10,357.	511,500	698,800	698,800	Year End Roll	12/18/2019
2019	101	FV	174,800	0	10,357.	475,000	649,800	649,800	Year End Roll	1/3/2019
2018	101	FV	174,800	0	10,357.	475,000	649,800	649,800	Year End Roll	12/20/2017
2017	101	FV	174,800	0	10,357.	416,500	591,300	591,300	Year End Roll	1/3/2017
2016	101	FV	174,800	0	10,357.	380,000	554,800	554,800	Year End	1/4/2016
2015	101	FV	164,700	0	10,357.	336,100	500,800	500,800	Year End Roll	12/11/2014
2014	101	FV	164,700	0	10,357.	317,900	482,600	482,600	Year End Roll	12/16/2013
2013	101	FV	164,700	0	10,357.	302,500	467,200	467,200		12/13/2012

!5748!

PRINT

Date	Time
12/10/20	20:35:32

LAST REV

Date	Time
11/30/20	13:50:44

jorourke

5748

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEVENS GEORGE	57129-430		7/13/2011	Convenience	1	No	No		
	9453-365		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	43072
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2012	1536	Manual	3,240	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
4/12/2013	Info Fm Prmt	MM	Mary M
12/17/2008	Meas/Inspect	189	PATRIOT
11/19/1999	Inspected	264	PATRIOT
10/6/1999	Measured	163	PATRIOT
7/29/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10357		Sq. Ft.	Site		0	70.	0.71	12									511,495						511,500	

Total AC/HA: 0.23776 | Total SF/SM: 10357 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 511,495 | Spl Credit | Total: 511,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	138.929
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271232
Depreciation:	84082
Depreciated Total:	187150

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

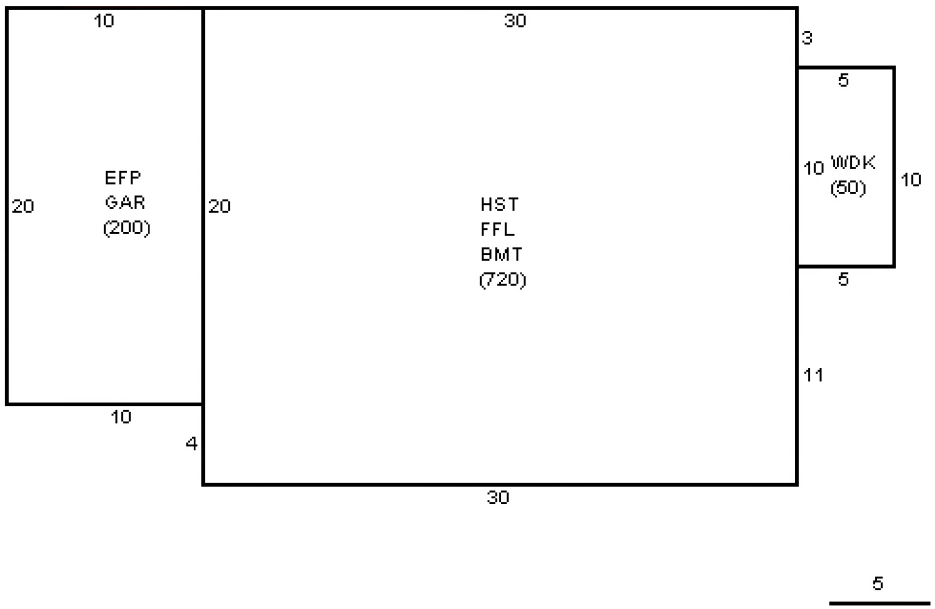
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	138.93
Special Features:	0	Val/Su Net:	83.16
Final Total:	187100	Val/Su SzAd	173.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	41.680	30,009
FFL	First Floor	720	138.930	100,029
HST	Half Story	360	138.930	50,015
EFP	Enclos Porch	200	40.020	8,005
GAR	Garage	200	26.950	5,391
WDK	Deck	50	15.680	784

Net Sketched Area:	2,250			Total:	194,233
Size Ad	1080	Gross Are	2610	FinArea	1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	